

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON DECEMBER 18, 2006
(Approved January 15, 2007)

The Board of Supervisors held a Workshop Meeting on Monday, December 18, 2006. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, Tim Roland and Rosemarie C. Miller. Also in attendance were Casey LaLonde, Township Manager and John A. Koury, Jr., Township Solicitor. Mr. Preston called the meeting to order at 7:00 p.m. and announced the Board of Supervisors would immediately recess into executive session to discuss personnel.

The workshop meeting reconvened at 8:40 p.m. and Mr. Preston noted the executive session has not adjourned and will continue later.

1. MINUTES

Minutes of the September 25, 2006 Zoning Meeting

Mr. Rinehart moved to approve the September 25, 2006 zoning meeting minutes as amended. Mr. Roland seconded the motion. The vote carried with a 4-0-0 vote. Amendment being under subheading, Zoning Ordinance Discussion, in the last paragraph change 'November 23' to 'November 13'.

Minutes of the December 4, 2006 Monthly Meeting

Mr. Rinehart moved to approve the December 4, 2006 monthly meeting minutes as amended. Mrs. Miller seconded the motion. The vote carried with a 4-0-0 vote. Amendments being under subheading, Budget, in the last paragraph note that the Board voted to hire a management consultant and the Board voted to select Barbacane, Thornton & Company as the auditor and the Township Solicitor to take the appropriate action per the Second Class Township Code, and under subheading, Reports from Various Departments and Committees, add 'Enforcement' between 'Codes' and 'log'.

Minutes of the December 8, 2006 Special Meeting

Mr. Rinehart moved to approve the December 8, 2006 special meeting minutes as amended. Mrs. Miller seconded the motion. The vote carried with a 4-0-0 vote. Amendment being under subheading, 2007 Township Budget Discussion, the last paragraph shall read 'Roland made a motion to advertise the proposed budget for no less than twenty days beginning December 9, 2006 with an adoption to be scheduled for Friday, December 29, 2006. Doering seconded the motion. Preston requested a roll call vote. Doering, Roland and Rinehart voted yea; Preston and Miller voted nay because they felt that substantial changes needed to be made to the budget before advertising and display. The motion carried 3-2-0.

Minutes of the December 11, 2006 Zoning Meeting

Mr. Rinehart moved to approve the December 11, 2006 zoning meeting minutes as amended. Mrs. Miller seconded the motion. The vote carried with a 4-0-0 vote. Amendment being under subheading, Zoning Ordinance Discussion, in the last paragraph the last sentence shall read 'The motion died due to the lack of a second therefore memorials will not be part of the sign ordinance'.

2. PUBLIC COMMENT

Mr. Lawrence Brown of 500 Sanatoga Road noted that he was concerned about raises in salaries in 2006.

Mrs. Elaine Preston of 2013 East Cedarville Road inquired if the public was able to attend the meeting with PECO at Mr. Lance Parson's house on Brownstone Drive and Mr. Parson replied all are welcome.

3. SUBDIVISION AND LAND DEVELOPMENT

Project: Woodcrest Estates II Applicant: The Nolen Group

There was a discussion regarding the denial of the Woodcrest Estates II plan. Mr. Rinehart moved to deny the 1-year extension offered by the applicant but grant a 90-day extension and authorize all consultants and agencies to continue review of the Woodcrest Estates II plan and all charges to be reimbursed by the applicant and notify the applicant. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Orchard Ridge Applicant: High Associates

Mr. Roland moved to approve and sign the deed of dedication and resolution. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Project: Coventry Glen Applicant: Heritage Building Group

Mr. Rinehart moved to approve Escrow Release No. 19 for Coventry Glen for the amount of \$380,305.75. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Ivywood Estates Applicant: T.H. Properties

There was a brief discussion regarding Ivywood Estates in accordance with the T.H. Properties letter dated December 7, 2006. Mrs. Miller moved to have the plan denial remain. Mr. Roland seconded the motion. Mr. Preston abstained due to a telephone call he received from Mr. Ed Mullen. The vote carried with a 3-0-1 vote.

4. OTHER BUSINESS

Township Technical Specifications

Mr. Rinehart moved to approve the ordinance adopting the revised technical specifications for construction of public sanitary sewer and appurtenances. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

5. DISCUSSION ITEMS

Specification of Public Improvements

Mr. Preston moved to accept the revision to Standard Construction and Materials Specification for Public Improvements as discussed and amended in accordance with Township Engineer letter dated November 8, 2006 and authorize preparation and advertising of the ordinance. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

There was a brief discussion regarding confined space entry. Mr. Preston moved to maintain that township employees will not go into confined spaces and have the Township Manager write a letter stating such and have all employees sign the letter and have the letter

placed in the personnel files. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

6. PAYMENT OF BILLS

Mr. Roland moved to approve payment of bills as presented. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote. The Board requested that vouchers be provided for cash dispensed from the township.

7. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Rinehart moved to affix the appropriate signatures to the Galia/Griffin documents. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to approve Resolution No. 2006-37 recognizing and acknowledging Sharon Cossaboon's service on the Historical Commission. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston noted a meeting that was held with Philemeno and Salamone on December 14, 2006 at 2:00 p.m., a memo was prepared and was made public and copy of such memo is to be placed in the project file. Mr. Preston noted concerns of consultant's fees incurred on this project and no escrow has been provided by the developer. Mr. Roland moved to have a policy in place to ensure that no subdivision/land development fees are incurred without an escrow in place. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston noted concerns of potential sewer issues on Old Schuylkill Road.

Mr. Roland moved to appeal the PADEP order of November 21, 2006 concerning violations from 2005 through 2006. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Roland moved to approve the road closure request submitted by EDM Consultants regarding construction of the Phase II sewers. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Miller noted she attended a Northern Federation meeting on December 12, 2006 and Mr. Ron Bailey, Director of Chester County Planning Commission, was there and discussed changes to Landscapes.

2007 Budget

There was a lengthy discussion regarding the proposed 2007 budget, particularly salaries.

Mr. Preston noted concerns regarding the lack of justification for the large salary increases in 2006. Mr. Preston inquired if timesheets are processed and a book containing such documentation was provided. Such book contained no description of work performed nor related to budget codes. It was requested that timesheets be developed. Mr. Preston also noted safety concerns with recent Public Works Department activities.

Mr. Preston distributed a revised budget and this information was reviewed. Mr. Rinehart stated he would like to meet with department heads before making any decisions. A copy of the documents presented by Supervisor Preston are attached to these minutes.

The Board agreed to have a budget workshop meeting on Thursday evening, December 21, 2006 at 7:00 p.m. Mr. Preston noted the recessed executive session would continue on Thursday evening.

ADJOURNMENT

The workshop meeting adjourned at 11:50 p.m.

Respectfully submitted,

Rosemarie C. Miller
Township Secretary

Attachment: Lawrence Brown's letter